

**Town of Scituate
School Building Committee
Hatherly Elementary School Project
Wednesday, August 28, 2024
5:30 – 6:30 pm**

M I N U T E S

Committee Members Present: Nicole Brandolini (chair), Joe Annese, James Boudreau, William Burkhead, Chris Carchia, Chris Cataldo, Andrew Goodrich, Jeff Halbig, Nancy Holt, Janice Lindblom, Bruce Marshman, Tom Raab, Kristine Sheahan and Julie Ward

Committee Members Absent: Jonathan Burwood, Jared Cianciolo, Gregg Davey, Gerard Kelly, Kevin Kelly, Ryan Lynch, Matt Marino, and Andrew Scanzillo

Others Present: Jon Lemieux, Allyson Mahar - Vertex; Tom Hengelsberg, Don Walter, Michelle Meier, Nick Beck - Dore & Whittier

1. Call to Order and Roll Call

Nicole Brandolini called the meeting to order at approximately 5:30pm. Nancy Holt made a motion to accept the agenda for the August 28th, 2024 School Building Committee meeting. Tom Raab seconded. **Vote – Approved – 13-0.**

2. Public Participation

None.

3. Meeting Minutes

Nancy Holt made a motion to approve the meeting minutes from the June 12th, 2024 & July 10th, 2024 School Building Committee meetings. Janice Lindblom seconded. Voice vote was taken - **Approved 13-0.**

4. Design Project Update: Schedule

Tom Hengelsberg, Dore & Whittier, reviewed the schedule.

Milestones include:

- 9/9/24 - Design Development pricing set will be issued
- 9/23/24 - Working Group Meeting #32
- 9/25/24 - School Building Committee Meeting
- 10/1/24 - Cost Estimates due
- 10/3/24 - Cost reconciliation
- 10/7/24 - Final cost estimate

- 10/8/24 Working Group Meeting
- 10/15/24 Working Group Meeting
- 10/17/24 School Building Committee Meeting
- 10/31/24 Submit Design Development package to MSBA

Tom Hengelsberg noted the team will be looking into the phasing schedule for construction and will review with the SBC at the meeting next month.

Field work upcoming at Hatherly Elementary School:

- 9/6/24 – Landscape Architect will be on site to verify tree species for tree preservation and removal.
- 9/9/24-9/16/24 - Acoustical Sound Monitoring Measurements to determine a baseline for sound/noise levels (weather permitting)
- 9/10/24-9/13/24 - Traffic Study

It was noted that the tree removal plan will be brought back to the SBC to review prior to finalizing.

5. Building Exterior Architectural Design Update

Dore & Whittier presented exterior materials including some samples that were brought to the meeting. Feedback was received from the working group last week.

Exterior Brick:

- Color and design options were inspired from pebble beaches in Scituate.
- D&W is proposing 3 different brick variations only, all from same manufacturer, to ensure costs stay within budget
- Options:
 - o Option 1- eliminated by WG
 - o Option 2 – (sample shown)
 - o Option 3 – with less white (sample shown)
- It was noted that brick is coated, color is expected to withstand weather conditions.
- Nancy Holt noted concern about solid brick on backside of building looking too uniform, and suggested some variation in color for back side of building.
- D&W is working on customizing metal panel to a darker color.
- Option 2 was generally preferred, but SBC members noted they would need to see this against the darker metal panel color before selecting.
- Option 3 – Kristine Sheahan and some other SBC members preferred this option with less white when shown in full rendering.
- D&W noted materials presented today was intended to be a progress update and discussion will continue at the next meeting. D&W suggested viewing the material samples outside with better lighting. Additional exterior materials will also be brought to the next meetings for review.

6. Building Interior Design Update

Michelle Meier, Dore & Whittier, gave an update on the interior design. Material samples were presented at the meeting for review. Presentation and discussion included:

- Linoleum Flooring proposed in majority of the building
- Flocked flooring – small portion for PreK and Kindergarten and some extended learning areas. Flocked flooring is antimicrobial, water resistant, good for acoustical, easy to clean. It was asked if sub-separate classrooms would have flocked flooring as well.
- Millwork – doors, cubbies, casework
- Counter tops – laminate
- Wall tiles
- Upholstery – furniture
- Tile patterns – corridors white with blue accents (water like)
- Classrooms – 1-5 - Large windows, Linoleum, reading nook, closed and open storage
- Extended learning areas

Progress updates since the last meeting included:

- Carpet design – Library and Admin. Library carpet design option 2 was selected by WG and rendering was presented.
- Wayfinding – starting to look at identifying areas by colors.
- Main entrance – changed flooring pattern to more rectangular (still a work in progress)
- Hallway gallery corridor – pin up space for artwork, wall graphic red sea moss
- Cafeteria – exposed staircase, floor pattern. Scituate lighthouse decal - SBC preferred previous decal presented better.
- Media center – rendering – pendant lighting, fritted glass (ceramic coating with dot matrix with colors to make pattern). Colors on glass changed to blue from green.
- Ceiling baffles – originally proposed as felt. D&W is considering other materials including perforated aluminum with a wood look.
- Working through adding more color throughout in response to feedback from Working Group.

7. Civil Engineering Update

Dore & Whittier presented civil engineering updates.

- Gravel wetland in back that will channel water to it and filter back into ground.
- Infiltration basin in front
- Subsurface detention systems are being sized appropriately
- Drainage zones on the sides

Site Planning:

D&W and consultants looked at switching lower elementary playground with parking lot based on feedback from meeting with Town Departments.

- Allows more flexibility as a teacher to use playground or field
- brings drop off closer to main entrance, but further away from PreK entrance
- Feedback that this layout fits the site better and is a better solution
- No plantings in between playground and school

Irrigation Concept:

- Planning on natural grass field
- Need irrigation on site for field – an irrigation subconsultant is on board
- Town requirement states if you have an existing irrigation on the site you may replicate that irrigation system as long as it does not exceed current
- Irrigation not metered now. Consultant has done rough calcs. With better controls that can be put in place, they are estimating 50-75% savings compared to present use

Ann Vinal Sewer Replacement:

- Town DPW has asked that the Project include the cost of the force main replacement on Ann Vinal Road.
- An estimate was included in the total project budget at Schematic Design.
 - o This estimated assumed 2.5" pipe, at an estimated cost of \$360K
 - o Since the total project budget was approved, DPW mentioned possibly increasing the size to 4". The estimate for the Ann Vinal sewer replacement is now \$528K, an overrun of \$178K.
 - o Nitsch is preparing a proposal to start the design to get a more accurate number.
 - o Any cost overrun will need to be taken from construction contingency. Engineering to confirm added size capacity and why it is needed during the design process.

8. Meetings/Working Groups

Security Working Group:

- Safety, Security, Building Hardware
- Include Public Safety
- Proposed list of members was presented:
 - o Add town and school IT director to invite list
 - o ADD Chris Carchia
 - o ADD Janice Lindblom
- Schedule – first meeting late Sept/early Oct
- Presentation to SBC - Mid November

Playground Design Working Group:

- Schedule - Mid October
- Will propose design within budget

Sustainability Working Group:

- Schedule - Mid September (to be confirmed)

Tom Hengelsberg noted a meeting was held meeting today at Gates Middle School with Chris Cataldo and other members of the facilities department to discuss building operations and input on what systems are working well a the middle school, what things need improvement, and what designs, systems, products, or manufacturers should be used or not used in the new

elementary school. Good feedback was received from custodians and Chris Cataldo and will be incorporated into the design.

9. Adjournment

Motion to Adjourn by Nancy Holt

Seconded by Janice Lindblom

Meeting was adjourned at 6:30 PM

APPROVED 9/25/24